

Fill in this information to identify the case:

Debtor name East Town Management, LLC

United States Bankruptcy Court for the: EASTERN DISTRICT OF WISCONSIN

Case number (if known) _____

☐ Check if this is an amended filing

Official Form 202

Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☐ *Schedule A/B: Assets—Real and Personal Property* (Official Form 206A/B)
- ☐ *Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- ☐ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☐ *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- ☐ *Schedule H: Codebtors* (Official Form 206H)
- ☐ *Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- ☐ *Amended Schedule*
- ☒ *Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- ☐ Other document that requires a declaration _____

I declare under penalty of perjury that the foregoing is true and correct.

Executed on February 26, 2024

X /s/ Christopher Knight

Signature of individual signing on behalf of debtor

Christopher Knight

Printed name

Sole Member

Position or relationship to debtor

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Case number (if known): _____

☐ Check if this is an amended filing**Official Form 204****Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders****12/15**

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Capital One PO Box 31293 Salt Lake City, UT 84131-0293		Business credit card				\$12,000.00
City of Milwaukee 200 E. Wells St., Room 800 Milwaukee, WI 53202		Milwaukee County Circuit Court; Case No. 2024TJ000049				\$11,845.00
Fora Financial Asset Securitization 2021 622 N Water St, Ste 400 Milwaukee, WI 53202			Disputed			\$46,000.00
Home Rehab Lending LLC Att: Benjamin Sadek 2237 N Lake Dr Milwaukee, WI 53202		1729 Linden Ave. Racine, WI (2 unit)		\$92,000.00	\$67,000.00	\$25,000.00
Home Rehab Lending LLC Att: Benjamin Sadek 2237 N Lake Dr Milwaukee, WI 53202		1005 Lone Tree Rd. Elm Grove, WI 53122 (single family)		\$750,000.00	\$456,000.00	\$294,000.00
Internal Revenue Service Centralized Insolvency Operations P.O. Box 7346 Philadelphia, PA 19114						\$34,000.00

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				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Josh Noske 209 Choctaw Rd Burlington, WI 53105						\$42,000.00
Lima One Capital, LLC 201 East McBee Avenue Suite 300 Greenville, SC 29601		3901 N Port Washington Rd Milwaukee, WI 53212 747 S 23rd St. Milwaukee, WI 53204 3223 N 16th St. Milwaukee, WI 53206		\$399,000.00	\$314,000.00	\$85,000.00
Lima One Capital, LLC 201 East McBee Avenue Suite 300 Greenville, SC 29601		2728 N 37th St. Milwaukee, WI 53210 1556 W Mitchell St. Milwaukee, WI 53204 2438 N 51 St. Milwaukee, WI 53210		\$398,000.00	\$304,000.00	\$94,000.00
Lima One Capital, LLC 201 East McBee Avenue Suite 300 Greenville, SC 29601		3339 W. Juneau Ave. Milwaukee, WI 53208 420 N. 29th St. Milwaukee, WI 53208 3919 W. Cherry St. Milwaukee, WI 53208 1537 N. 37th St. Milw		\$447,000.00	\$353,000.00	\$94,000.00

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				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Lima One Capital, LLC 201 East McBee Avenue Suite 300 Greenville, SC 29601		2963 N 36th St. Milwaukee, WI 53210 3920 N 22nd St. Milwaukee, WI 53206 1970 S 15th St. Milwaukee, WI 53204		\$235,000.00	\$143,000.00	\$92,000.00
Lima One Capital, LLC 201 East McBee Avenue Suite 300 Greenville, SC 29601		3419 W Juneau Ave. Milwaukee, WI 53208 (2 unit)		\$95,000.00	\$74,000.00	\$21,000.00
Lima One Capital, LLC 201 East McBee Avenue Suite 300 Greenville, SC 29601		3282 N. 30th St. Milwaukee, WI 53204 2417 W. Greenfield Ave. Milwaukee, WI 53204		\$117,000.00	\$105,000.00	\$12,000.00
Markos Ramirez 20403 North Pleasant Road Peoria, AZ 85382		1005 Lone Tree Rd. Elm Grove, WI 53122 (single family)		\$150,000.00	\$456,000.00	\$150,000.00
Matt Happ 851 312th Ave. Burlington, WI 53105		2729-2731 N 20th Milwaukee, WI 53206 (2 unit)		\$50,000.00	\$32,000.00	\$18,000.00
Matt Happ 851 312th Ave. Burlington, WI 53105		2900 N 17th Milwaukee, WI 53206 (2 unit)		\$50,000.00	\$37,000.00	\$13,000.00
Synchrony Bank/Harbor Freight PO Box 71746 Philadelphia, PA 19176		Harbor Freight account				\$300.00
Synchrony Bank/Lowes PO Box 71727 Philadelphia, PA 19176		Lowes credit card				\$2,000.00
Synchrony Bank/Mills Fleet Farm PO Box 71723 Philadelphia, PA 19176		Mills Fleet Farm credit card				\$600.00

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				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Wadina Family Trust 10936 N. Port Washington Rd., Ste 317 Thiensville, WI 53092						\$4,000.00